

Easy opportunity after opportunity presented itself for development on this lot, yet nothing was ever constructed. The historical evidence is clear, this lot has been open space for more than a century, and prior to that it held a small outbuilding.

Historical record: Infill never built

Many opportunities to build something on this lot, and throughout the timeline a residence was never built.

First development in the area was in 1864 when 40 Irving was built. Shortly thereafter a 900 square foot carriage house was built on the lot.

Two more residences were constructed in the following 20 years.

In the 1900's when there was a mini-building boom – during this period lot was preserved as open space.

Easement that limited the minimum value of construction on the property expired in 1943 – and again nothing was built on the lot.

Ownership of the lot traded hands several times, and again nothing was built on it.

The last construction in this neighborhood was more than 30 years ago with the construction of 22 Irving.

The current owner purchased the lot in December 1995. For nearly two and half years there were not any restrictions on the lot. During this time when almost anything could have been built, the current owner – and applicant – choose to not to build anything.

Date	Source	Event
1864	Arlington GIS	40 Irving constructed
1870	Arlington GIS	48 Ravine constructed
1885	Arlington GIS	9 Ravine constructed
1898	Deed	Hardy compound on map
1899	Arlington GIS	54 Irving constructed
1900	Arlington GIS	8 Ravine constructed
1900	Arlington GIS	13 Ravine constructed
1900	Arlington GIS	52-53 Irving constructed
1901	Arlington GIS	24 Irving constructed
1902	Arlington GIS	33 Gray constructed
1903	Arlington GIS	47 Irving constructed
1909	Arlington GIS	29 Gray constructed
5/1919	Deed	3 deeds conveying 27,293 sf of land, including lot A (0 Ravine); deeded by estate of John Hardy to Frank Walker
12/1922	Deed	Uniform restrictions established on what can be built
4/1930	Deed	Establishing 10 foot driveway, originally laid out 1919 (effectively ceeding 1500 square feet)
7/1942	Deed	Restriction on type of dwelling expired
10/1959	Deed	Lot A conveyed from estate of Frank Walker to Herbert & Dorothy Knight
1966	Arlington GIS	20 Irving constructed
4/1977	AHDC	Broadway Historic district established
9/1978	Deed	Lot A deeded by Dorothy Knight to Bruce, Brian & Roy Publicover
8/1985	Deed	Lot A deeded by Bruce, Brian & Roy Publicover to Roy Publicover
1987	Plan of Land	Publicover owenship and 0 Ravine lot
1987	Arlington GIS	22 Irving constructed
12/1995	Deed	Lot A deed by Roy Publicover to Duglas Perlo
5/1998	AHDC	Jason/Gray Street historic district established
12/2017	AHDC	Application for COA; withdrawn
2/2019	AHDC	Application for COA; rejected
6/2019	AHDC	Application for COA; withdrawn
9/2019	AHDC	Application for COA; rejected
6/2022	AHDC	Application for COA

Arlington Historic District Commissions

Property: 0 Ravine Street

Size & Massing Considerations

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Proposed 0 Ravine Street infill inconsistent with Historic District Guidelines

Infill is the wrong house for “best preserved of all the streetscapes in Jason/Gray Historic district”

- Too big
- Too tall
- Too inconsistent with existing architecture
- Too close on the side
- Too blocking of historic homes

It's just too much...

The intent of Historic Districts is to make changes and additions harmonious, and **prevent the intrusion of incongruous elements that might detract from the aesthetic and historic values of the district.**

Infill should be **rejected**, and applicate advised to **propose design** that maintains or enhances **historic neighborhood**. Suggested size and massing for “something” appropriate are **provided**.

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Recap why 0 Ravine is not an infill buildable lot

- Lot has been unbuilt for more than a century
- More than a century ago, lot held a 900 sq. foot carriage house/barn

...house was gone, was probably open originally. This is an architecturally significant house and a pure example of its style. The carriage house-stable that serves as the present-day garage of 24 Irving St. was probably moved to its current location from Ravine St. c.1990. It dates from 1867 as an outbuilding of the home at 40 Irving Street. As such, it is among the oldest surviving elements of the old G.H. Gray Estate.

Report of the Historic District Commissions (1998)

- Many opportunities to build on lot, and many building “booms” in neighborhood yet, yet owner after owner choose not to – including applicant who had more than two years with no restrictions on buildability
- Open space is an integral part of the streetscape – it is part of the historic setting of 24 & 40 Irvine, 8 & 9 Ravine, and 33 Gray and of the other surrounding residences
- Infill on small lot would detract from historical norm of residences on substantial lots
- Ravine streetscape is unique in that is one, and perhaps the only, intact streetscape in Arlington reflecting gracious residences from the mid-1800 to the early 20th century
- Infill house will obscure historically significant residences, what the Commission singled out as “architecturally significant” and an “important part of the Jason Street ensemble”

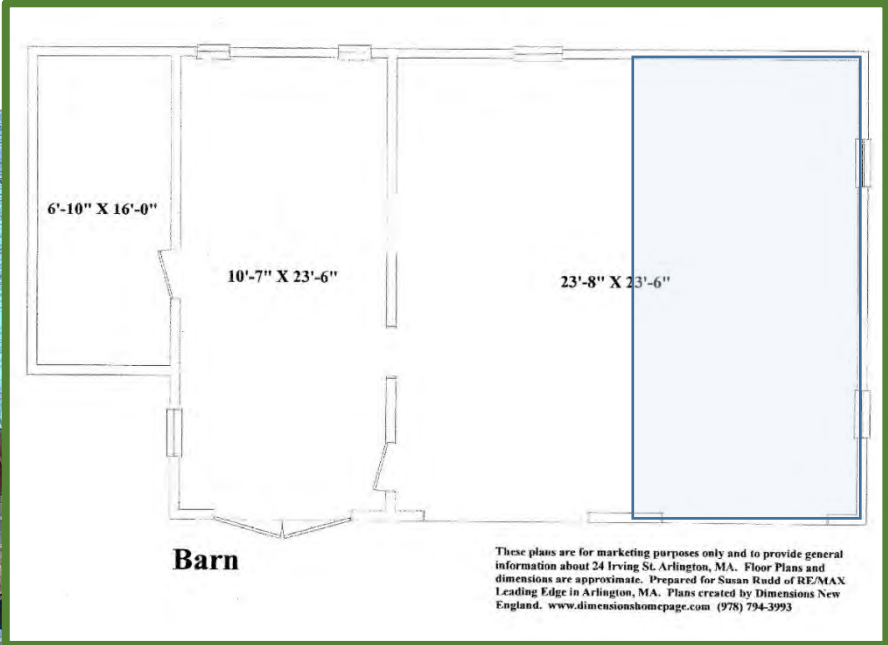
Consideration of appropriate infill construction

- Construction on O Ravine should help maintain the historical accuracy of the neighborhood and not look like an inaccurate, modern interpretation of a “olde New England” house squeezed in between two outstanding historic examples
- Some examples from neighborhood:
 - Reconstruction of original barn/carriage house that was originally on the lot (in Historic District)
 - 161 Pleasant Street – rebuild of carriage house (in Historic District, approved rebuild of existing building)
 - 30 Academy Street – garage/carriage house (in Historic District, approved new construction by AHDC)
 - 24 Walnut Terrace (corner of Gray & Walnut Streets)
 - 17 Paul Revere Road
- What works as infill construction?
 - Looks like an outbuilding (barn, carriage house or garage)
 - 1 to 1 ½ stories
 - Around 1,000 sq ft footprint
 - Around 1,500 sq ft livable space
 - 35' minimum side spacing

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Harmonious structures

Original carriage house



Historic carriage house

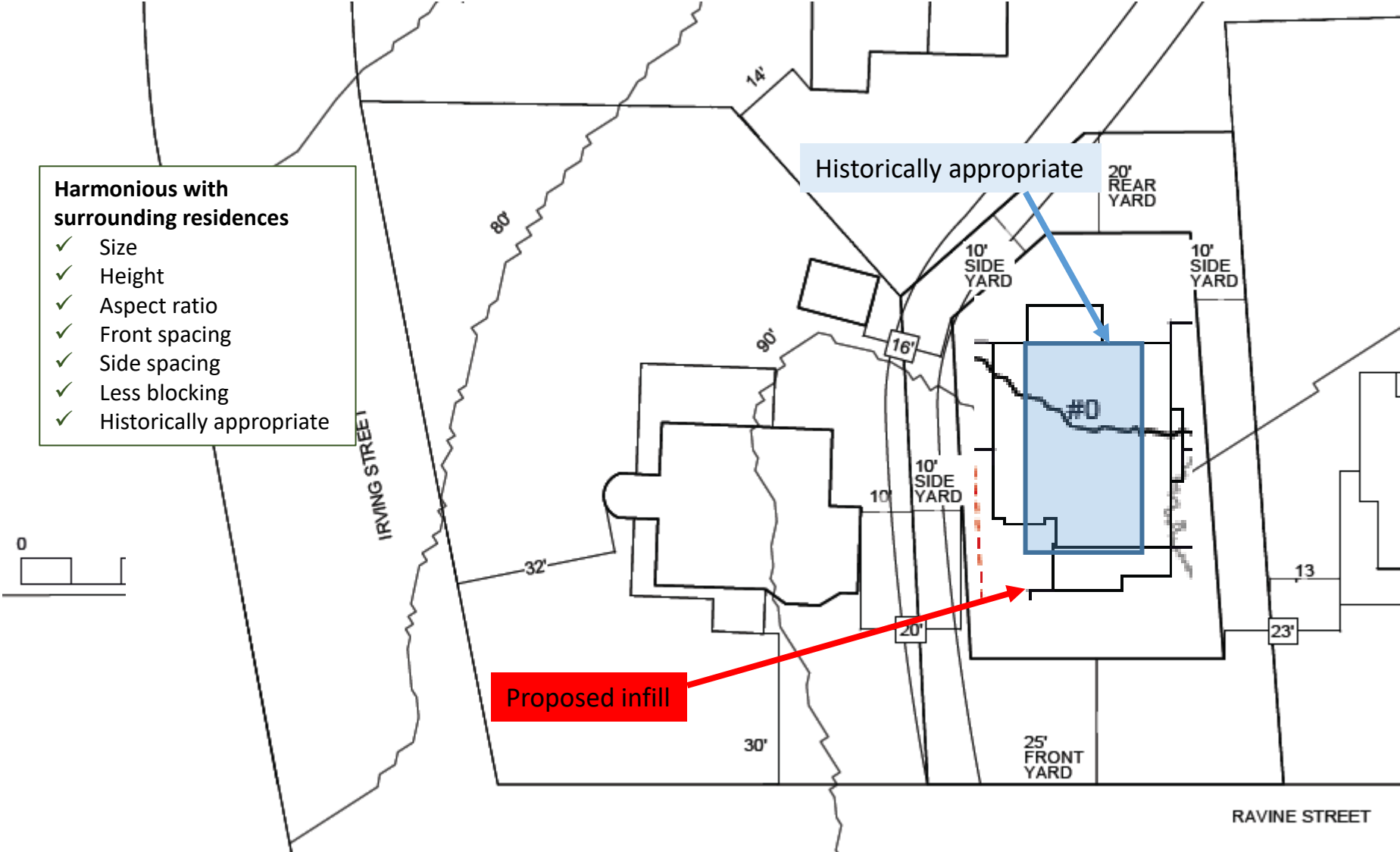
- Total footprint 920 sq. feet
- Main part is single story building
- Smaller area (blue) is one story + hay loft



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Harmonious structures

Original carriage house



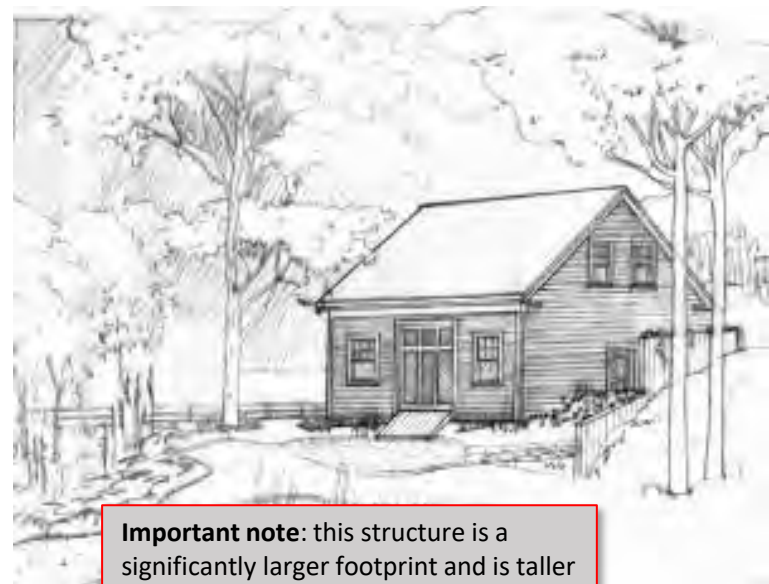
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Harmonious structures

161 Pleasant street

Characteristics are very similar to proposed lot

- Date build 1875 (same era as 40 Irving)
- Lot size 6,450 sq. feet
- 3256 gross SF; 2100 finished SF; 1100 SF footprint
- 3 bedrooms
- 2.5 baths
- Not perfect model: visible part of house is taller than previous barn and back is two stories



Important note: this structure is a significantly larger footprint and is taller than the former barn. The AHDC would need to review specific details of a structure like this prior to approval.

This 1875 barn at 161 Pleasant Street is now a new 1750 square foot fully insulated residence with vaulted ceilings, open living-dining-kitchen space, maple kitchen and bath fixtures and appliances, built-ins in the master bedroom, hardwood and ceramic tile floors, central air, double-paned wood windows, 3 bedrooms and 2.5 bathrooms. In keeping with directives from the Arlington Historic Commission, the front exterior of the finished new home looks very much like the original barn, in size and design. The approved plans preserve important elements of the exterior.

Source: <https://arlingtonbarn.wordpress.com/about/> Susan Maurie, Realtor

* assessor card

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Proposed infill could use model of Edward Hornblower House (30 Academy Street)

- Out building built 2008 24 x 24, garage with living area
- In historic district and located close to O Ravine; built post-historic district
- Lot: 31,480 square feet; original building 1855



Main property
30 Academy Street



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Proposed infill could use model of 24 Walnut Terrace (corner of Gray & Walnut)

- Originally an outbuilding constructed about 1910
- 780 Square feet (property card); 1,365 (listing)
- Lot size 7566 sq feet

What's possible:

Fabulous opportunity to reside in a unique Carriage House in Arlington Heights. This 2 bedroom 2 bath includes 1365 sq ft of loft-like open living space accented with beautiful hardwood flooring and built in cabinetry.

The first floor offers a dramatic living room/dining room with vaulted ceilings, open kitchen with modern appliances. The second floor finds a cozy bedroom or private office, adjoining bath and walk in closet. The lower level offers a newly renovated master bedroom suite with renovated bathroom and overlooks a charming garden patio with separate entrance.

Additional perks are washer/dryer, landscaped grounds and off street parking for 2 cars. A true gem.



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Proposed infill could use model of 17 Paul Revere Road

- Originally an outbuilding constructed around 1903 for a larger home
 - Footprint 26 x 20; 1 ½ stories
 - Lot size approx. 19,000 square feet
- House plus outbuilding consistent for lot size

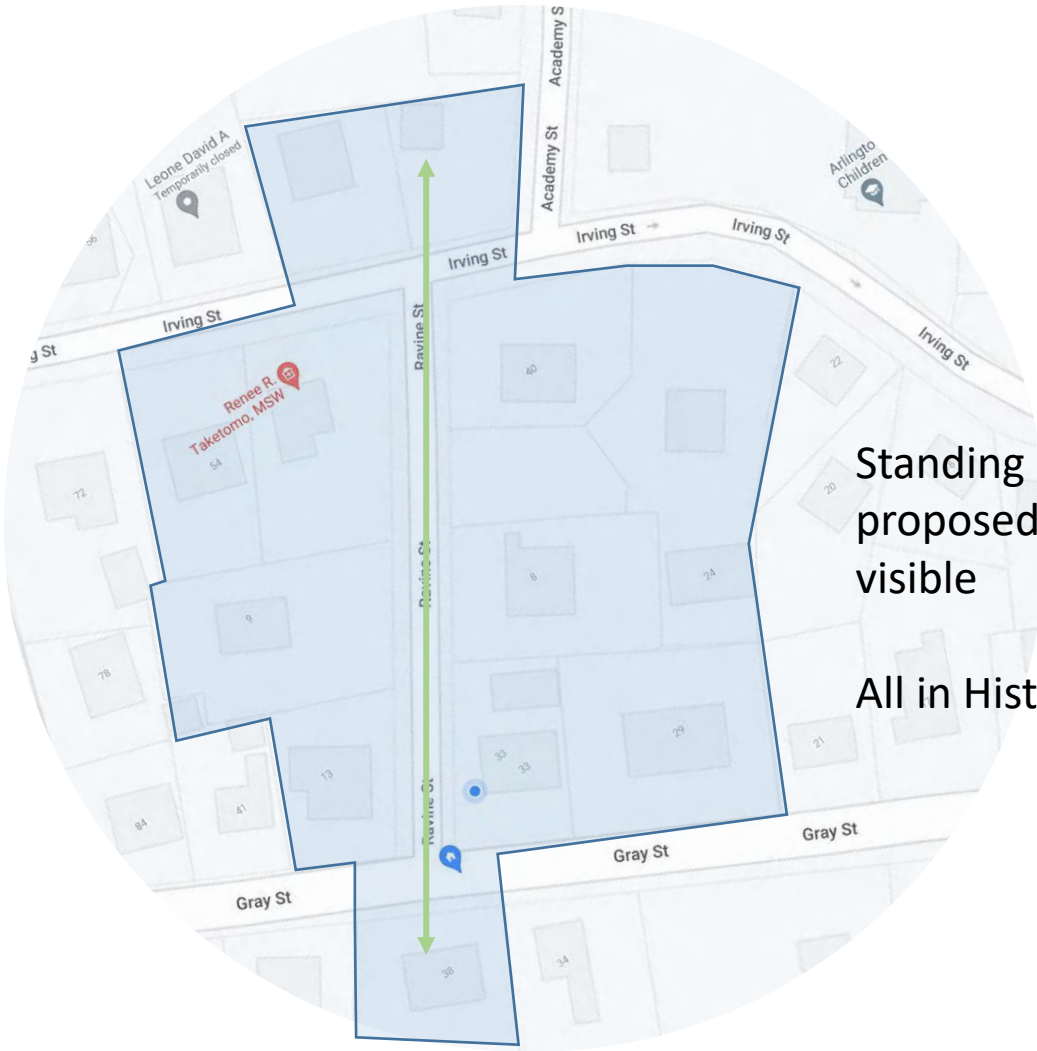


Proposed infill is ... Too big

- Infill absolute gross and net square footage is inconsistent with neighboring residences
- An oversized infill on a cramped lot will shatter the existing historic streetscape of appropriately-sized residences on spacious lots
- Infill size need to be considered relative to lot size – infill lot size is nearly 2 ½ times smaller than proximate neighbors

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Relevant street scape to consider



Standing on Ravine Street by the proposed infill, what homes are visible

All in Historic District (except 29 Gray)

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Proposed infill is ...

Maximum finished area should be about 1,600 sq feet

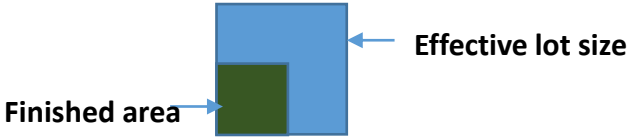
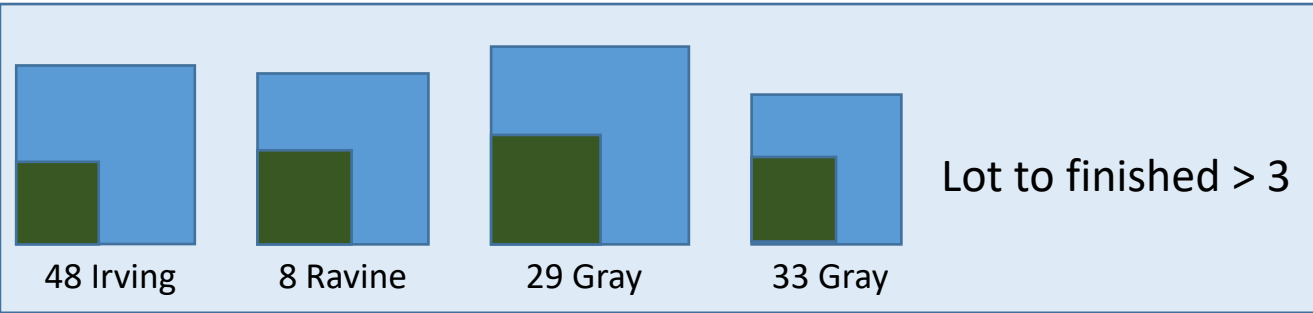
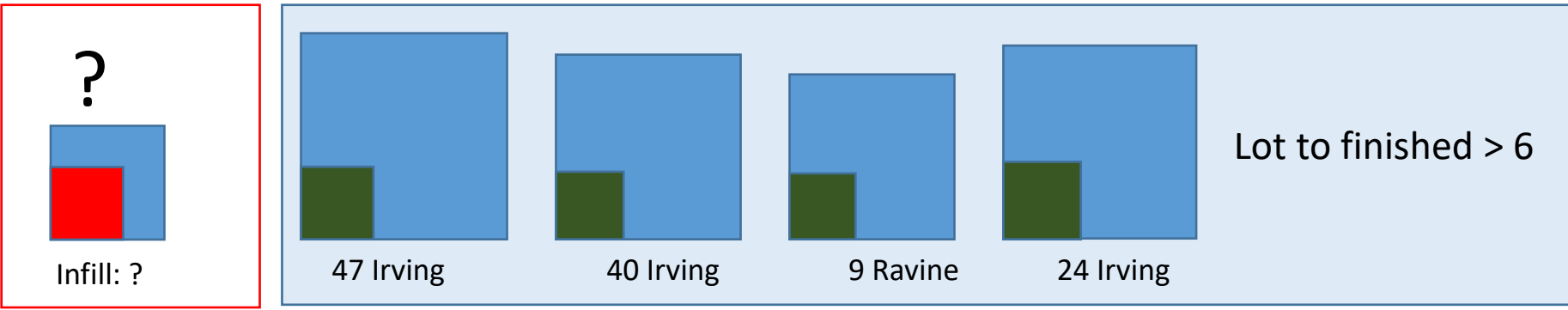
- Current streetscape view

Address	Lot	Finished Area	Lot to finished	Gross Area	Lot to gross
47 Irving	24,513	2,985	8.2	5,343	4.6
40 Irving	19,653	2,753	7.1	4,682	4.2
38 Gray Street	20,342	3,114	6.5	6,703	3.0
9 Ravine	15,814	2,490	6.4	4,946	3.2
24 Irving	21,557	3,454	6.2	6,229	3.5
48 Irving	13,578	2,942	4.6	4,779	2.8
8 Ravine	12,417	3,772	3.3	6,542	1.9
29 Gray	16,850	5,130	3.3	7,398	2.3
33 Gray	9,417	3,144	3.0	5,592	1.7
13 Ravine	8,624	4,064	2.1	7,361	1.2
Average			4.8		2.7
INFILL	8,053	1,600	4.8		
INFILL (minus shared driveway)	7,500	1,550	4.8		

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Proposed infill is ... Too big

Lot size to finished area: material submitted does not include size!

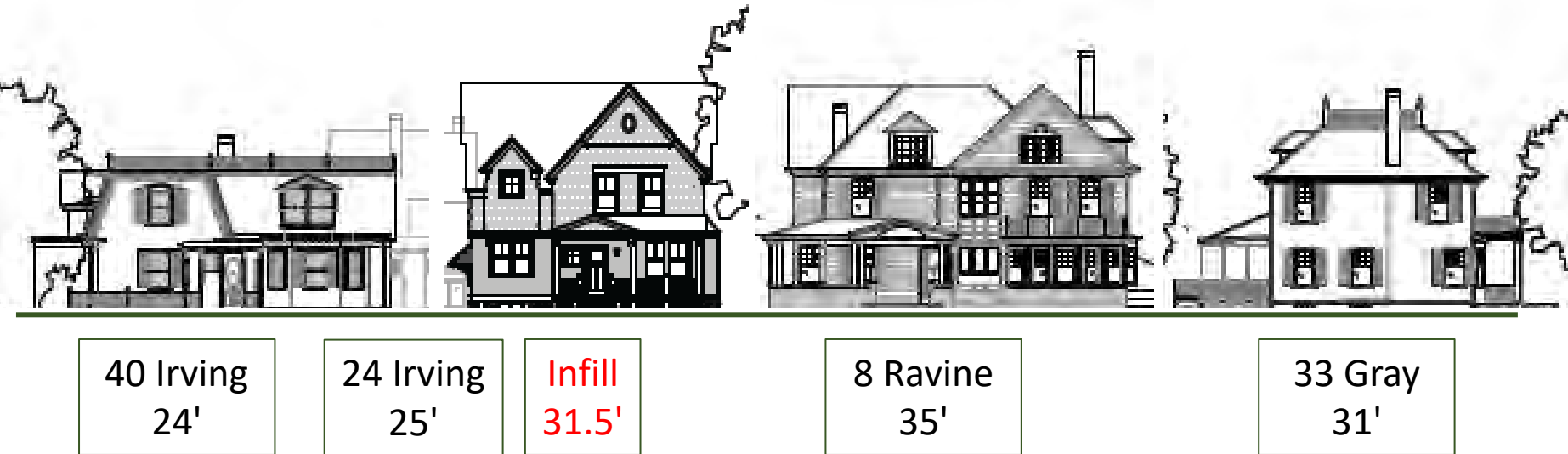


Proposed infill is ... Too tall

- The infill will tower over its neighbors
- At 31.5 feet tall, the infill will be...
 - 7 ½ feet (nearly a story) taller than its immediate neighbor at 40 Irving
 - 6 ½ feet taller than its neighbor to the back at 24 Irving
 - ½ feet taller than its neighbor up the street at 33 Gray
 - Just 3 ½ feet shorter than its neighbor to the left at 8 Ravine
- All on a smaller lot, with a very differently “square” house

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Proposed infill is ... Too tall



Note: applicant’s building height are misleading as they measure to the top of chimney rather than roofline

Source: applicant’s presentation 9/2019

Proposed infill is ...

Too inconsistent with existing architecture

- The infill will appear as an **ungainly square tall and narrow house squeezed into a small lot**
- A nearly square height to width ratio (0.98) significant outlier compared to neighbors (average: 0.6 average; minimum: 0.5; maximum: 0.7)
- Infill is **not really a shingle style house**; shingle style architecture is characterized by “a sense of the house as continuous volume”, with its emphasis on **horizontal continuity** – the only thing that makes this tall, thin infill “shingle style” is the shingles
- To be harmonious with the other homes, at proposed width, the **maximum height should be less than 19 feet** (31 feet wide x 0.6 = 18.6 feet)

Building envelope: width, height, aspect ratio



Source: applicant’s submission 6/2022; GIS 33 Gray – Gray side

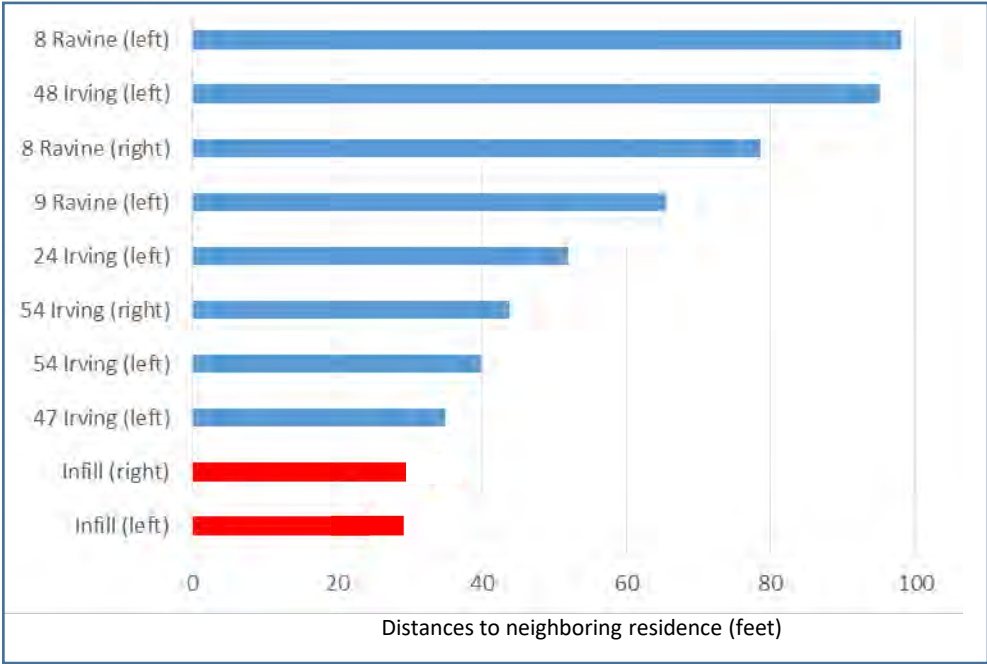
Proposed infill is ...
Too inconsistent with existing architecture

Address	Width (feet)	Height (feet)	Ratio (Height to Width)
Infill	31	31 ½	0.98
40 Irving	50	24	0.5
8 Ravine	51	35	0.7
33 Gray (Ravine side)	45	31	0.7
24 Irving	39	25	0.6
33 Gray (Gray side)	57	31	0.5

Source: applicant’s documentation 7/2022; GIS 33 Gray – Gray side

Proposed infill is ... Too close on the sides

- **Average** side spacing between residences for relevant properties is 67' on each side
- Minimum spacing is 35' (for 47 Irving which has nearly 100' to the street side)
- Proposed **infill is shoehorned** in with 31 ½' on one side and 31' on the other – **less than half** of the surrounding residences' average



➤ To be harmonious with surrounding residences suggest spacing at least the neighborhood minimum of 35' both sides

Proposed infill is ... Too blocking

Why does blocking a view matter?

Not all views are equal. The value of protecting a view varies – from blocking a bad infill to blocking a view of the Jason-Russell house. The commission has characterized the residences that the infill will block as “architecturally significant house” (24 Irving), and an “important part of the Jason Street ensemble” and a “striking building” (8 Ravine).

Ravine/Irving is a pedestrian thoroughfare. Nearly 100 walkers everyday get to enjoy a leisurely, close-up view of these historic homes

Of all the streetscapes in the proposed district, the "L" formed by Ravine and Irving Streets is perhaps the best preserved, insofar as there have been no major structures added to or removed from its surroundings since the early 1900's. Ravine Street offers a compelling panorama of architectural style and history. In one short block this streetscape offers a romantic-revival Victorian side-hill cottage (with its original carriage-house barn standing on an adjacent lot), a mansard-roofed dwelling with intact "scale" slate work, a unique shingle-style home, a sprawling Queen Anne, and four highly original colonial-revival examples, one of which possesses a unique monitor roof.

In summary, the Jason/Gray Proposed Historic District represents a remarkably intact late - 19th and early - 20th century neighborhood that reflects an important era in the development of Arlington. The proposed district was among the principal catalysts that rapidly transformed Arlington from a primarily agricultural and resort destination into a sought-after commuter suburb of Boston. The proposed district would become home for a growing class of successful merchants and others who would leave a profound and lasting mark on the Town's political, religious and cultural development.

Proposed infill is ... Too blocking

- The wide spacing between residences allows pedestrians to enjoy the gracious streetscape and views of these historic homes from the front, left- and right-sides
- The infill house will nearly complete obscure the left side view of 8 Ravine, mostly obscure the right side view of 40 Irving and permit only the slimmest, peephole view of 24 Irving
- Even applicant’s photos show clear view of 24 Irving from Ravine view
- View of 24 Irving from Gray side of Ravine replace with view of parking area

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Proposed infill is ... Too blocking



Photos showing views that
infill will obscure

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Proposed infill is ... Too blocking

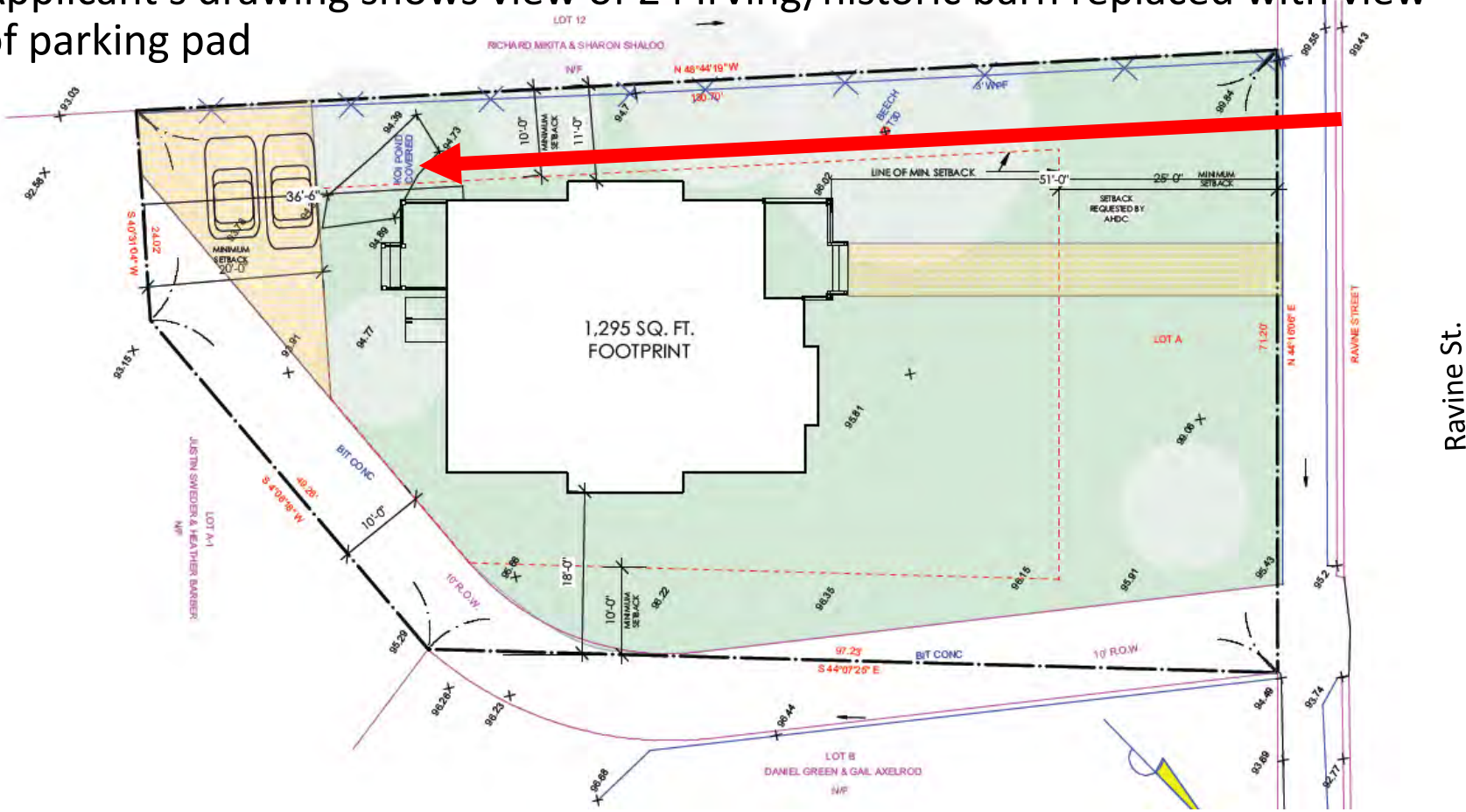
- Previous applicant's photo showing clear view of 24 Irving and side views of 40 Irving and 8 Ravine from street



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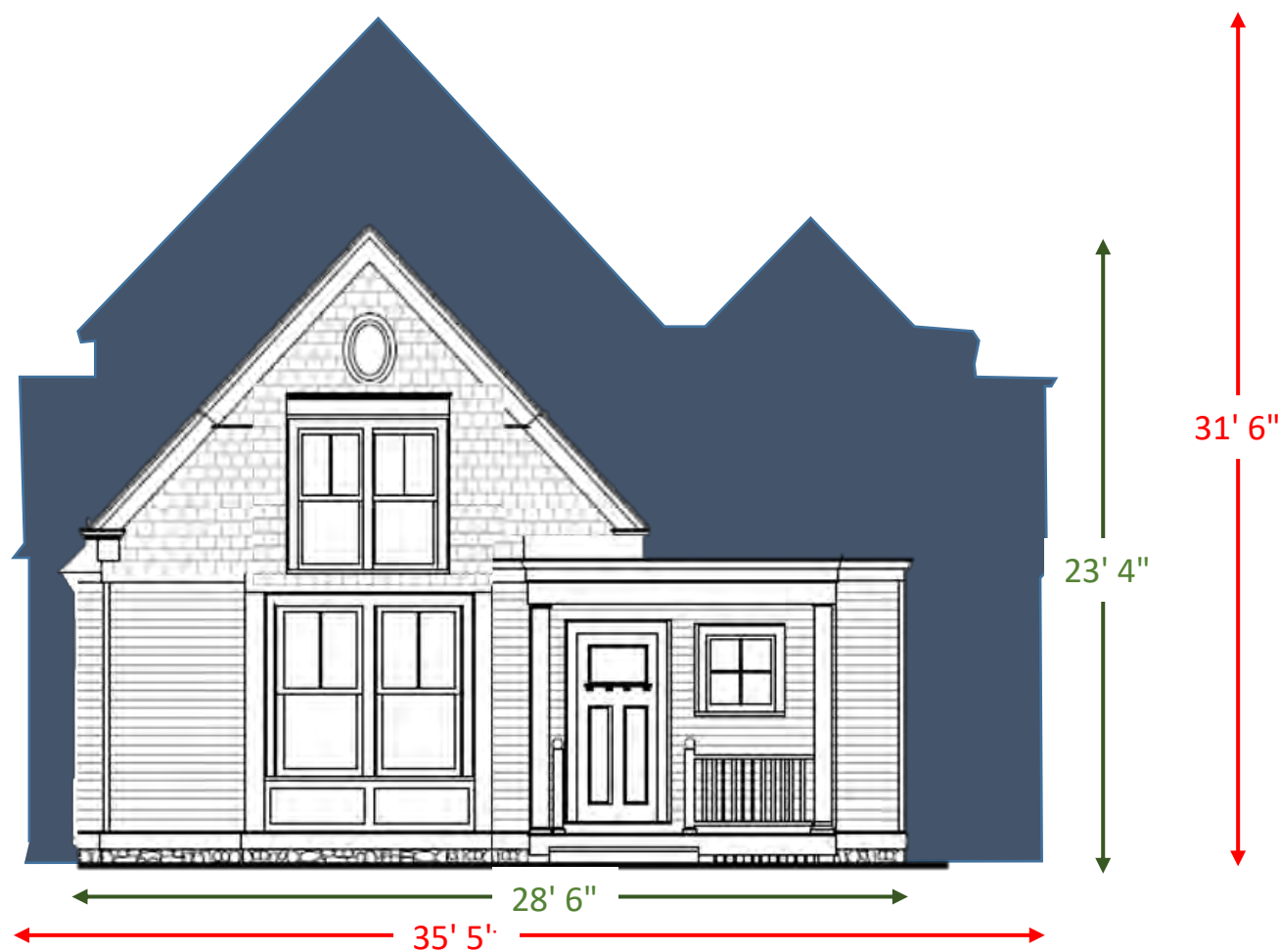
Proposed infill is ... Too blocking

- Applicant’s drawing shows view of 24 Irving/historic barn replaced with view of parking pad



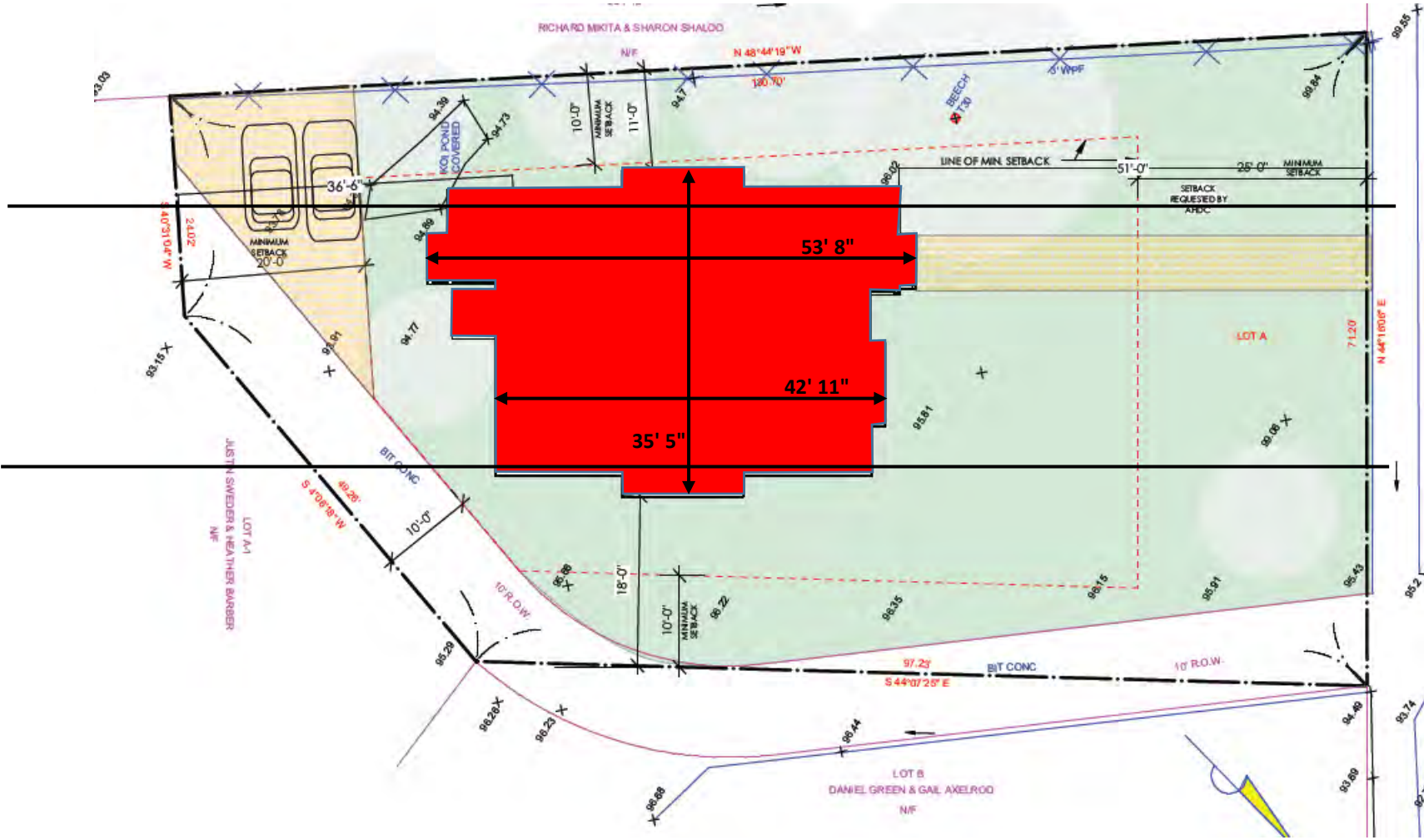
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Infill front elevation: proposed versus appropriate



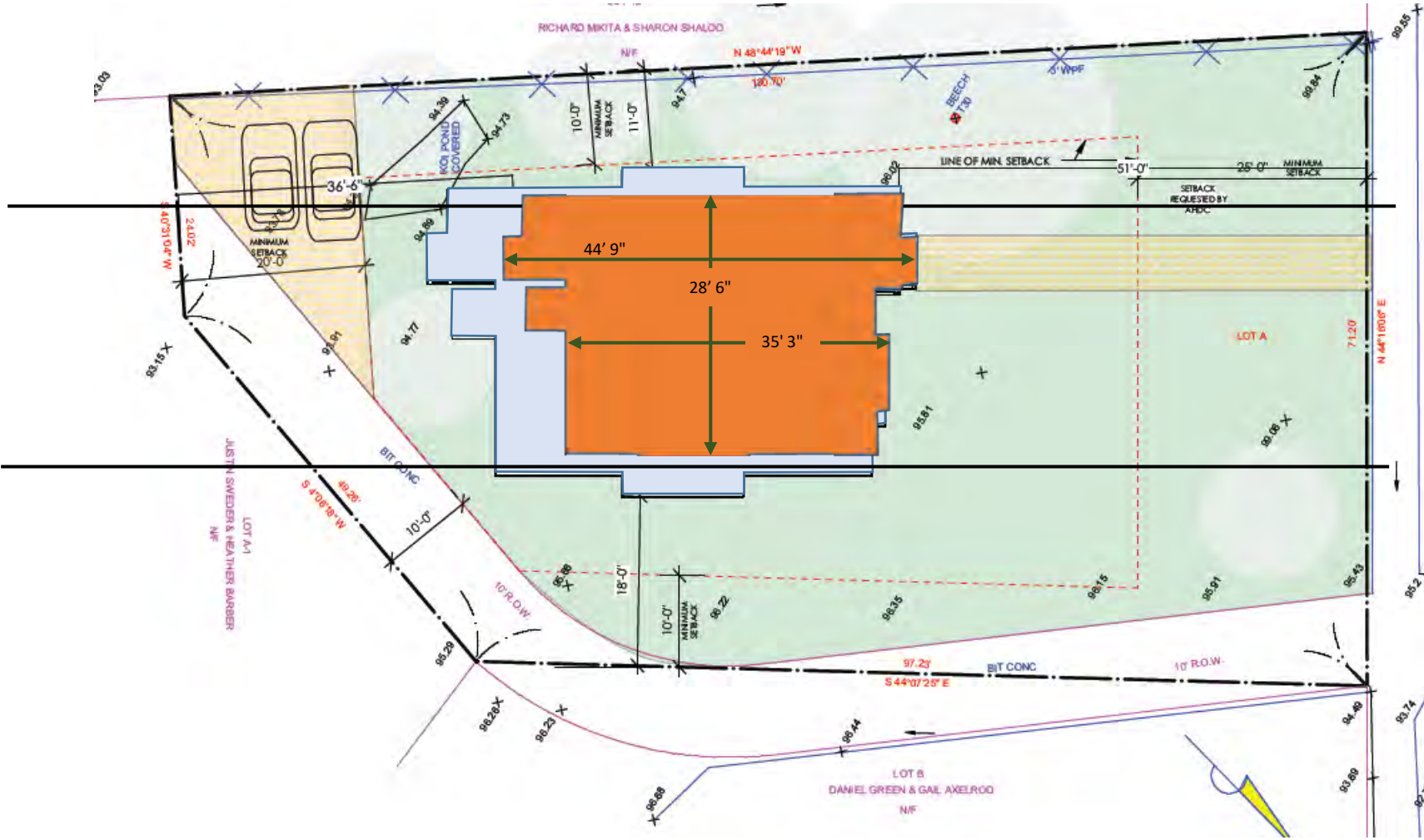
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Proposed infill footprint: 53' 8" x 35' 5"



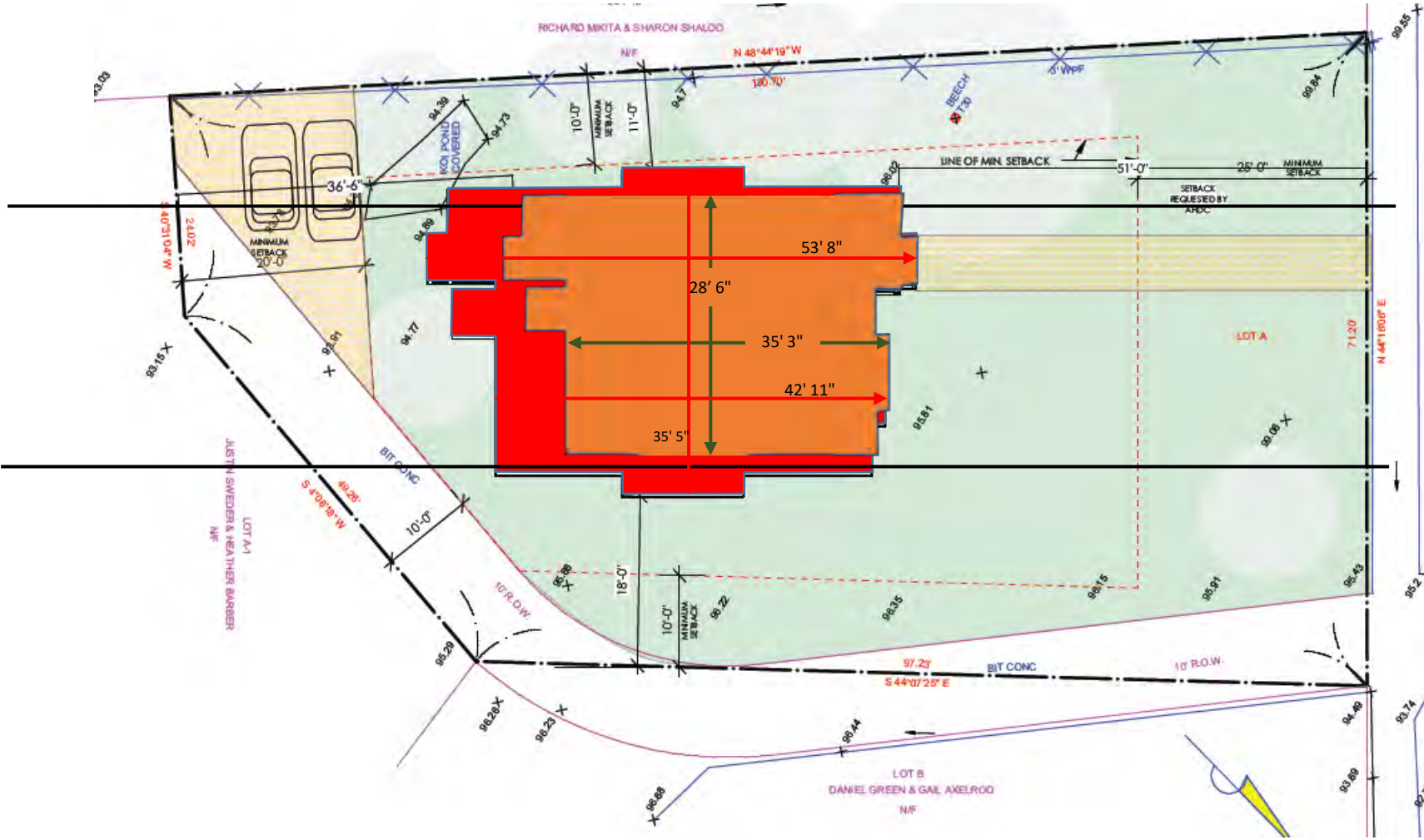
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Appropriate footprint: 44' 9" x 28' 6"



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Proposed infill versus appropriate development



Conclusion

Arlington Historic District Commissions should determine that **proposed infill is not “harmonious” with existing structures and will negatively impact the historic characteristics of “one of the best preserved”** streets in Arlington

Proposed infill is “too much”... and very incomplete

- Too big
- Too close on the side
- Too tall
- Too blocking of historic homes
- Too inconsistent

Never a residence on site, over a century ago there was a small barn on the site

- Best use for lot would be historically accurate outbuilding, or a residence that looks like the former carriage house
- Any structure should respect the existing structure design, size, footprint and height – roughly footprint smaller than 1000 sf and less than 1 ½ story

We are not anti-development and are willing to work with AHDC and the developer to design a **harmonious residence** that will **preserve and enhance** the neighborhood’s unique place in Arlington history.